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Landford, Salisbury, SP5 2EW

FREEHOLD

Manor Vista enjoys a privileged position on the grounds of Landford Manor, enjoying rights to use three acres of communal manor lawns and enclosed tennis court. The open New Forest is close by with the village of Landford offering shops, public house, a church and school. Commuter links are easily accessible via the A36, near to both Salisbury and Southampton and being within the catchment for the highly regarded Salisbury Grammar Schools.

Arranged over four floors this impressive home offers six bedrooms with four luxurious bathrooms and enjoys a high specification including under floor heating via a ground source heat pump, hardwood doors and staircase, an integrated speaker and alarm system, network points and travertine flooring.

The entrance to the property really sets the scene. With its extensive driveway providing ample parking and in turn leading to the front door and double garage. The entrance hallway with tiled flooring extends throughout the whole of the ground floor, individual room thermostats provide just the right amount of warmth required and there is access to all of the primary reception rooms as well as a cloakroom. The living room is a triple aspect with doors into the garden. The kitchen / family / dining room is a bright and airy space with room to dine formally and informally as well as lounge enjoying the view of the garden. A comprehensive range of modern yet traditional units compliments the tiled flooring and worktops beautifully and appliances include a Rangemaster cooker with five ring induction hob, dishwasher and space for an upright fridge / freezer. A nearby utility room gives access to the garden as well as space for laundry appliances. To the end of the kitchen is a formal dining room / orangery/ family room, this area enjoys a vaulted ceiling giving a great feeling of space and light and has windows all around. Double opening doors also lead into the garden. The study is also generous in size, ideal for those who work from home or as a play room/ snug.

The first floor has four bedrooms, two of which have en-suite shower rooms and the remaining two having use of the family bathroom, all bathrooms are of a high specification and are well equipped.

Rising to the second floor are a further two bedrooms (currently utilised as the master) both are well placed between a further luxurious bathroom.

From the entrance hallway the staircase proceeds down into the basement which occupies a fully equipped gymnasium (equipment available by separate negotiation) as well as a large cinema / entertainments room (again cinema available by negotiation), boiler room and additional utility room. This whole area is ideal for the busy family to enjoy time together or ideal for older children to enjoy with friends.

Outside this gardens lie to three sides with areas of lawn interspaced by mature flower and shrub borders. An extensive patio leads from the living room and extends across the rear of the house with a further patio outside the kitchen/ orangery. All well enclosed by brick walling and wooden fencing and very much in keeping with the area.

Agents note: The property is highly insulated and benefits from a ground source heat pump and green system servicing the central heating. The property is fully double glazed, has a grey water system and private drainage. A monthly payment of £30 to a management company covers the upkeep of the communal areas and tennis court.

COUNCIL TAX BAND: G

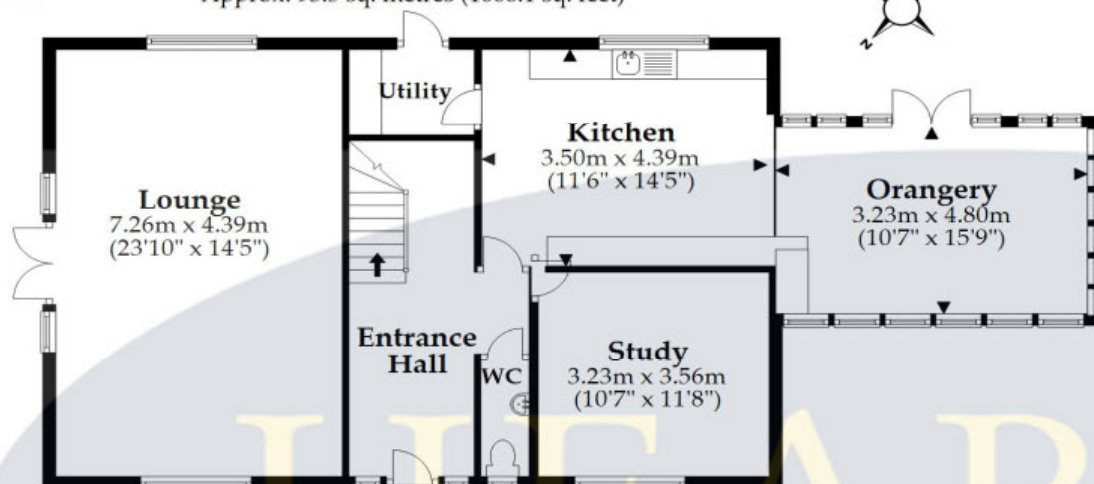
ENERGY PERFORMANCE RATING: C



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

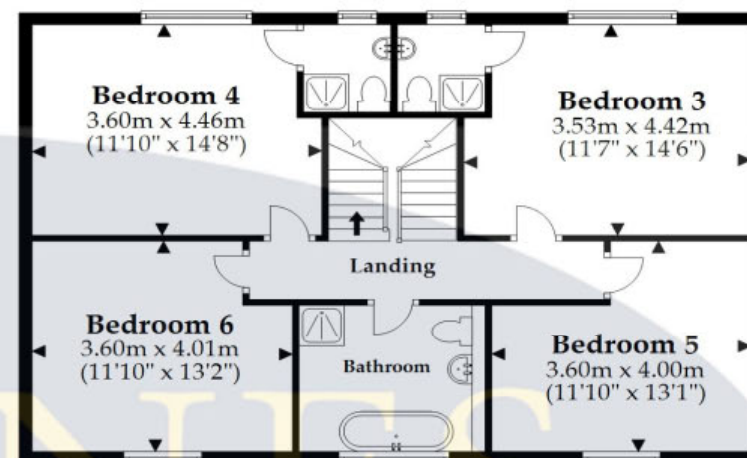
Ground Floor

Approx. 93.5 sq. metres (1006.1 sq. feet)



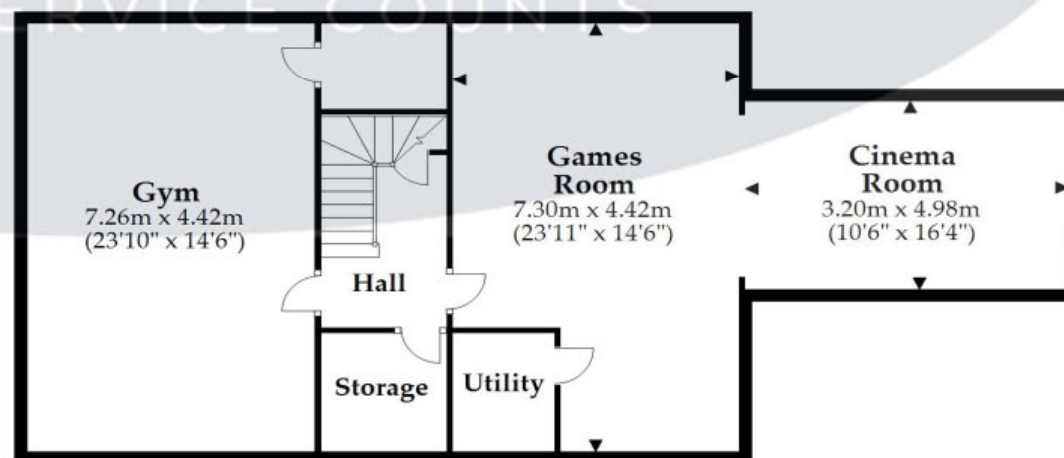
First Floor

Approx. 80.7 sq. metres (868.6 sq. feet)



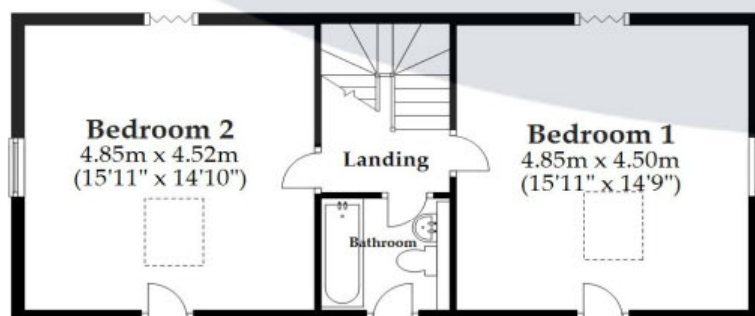
Basement

Approx. 96.1 sq. metres (1034.8 sq. feet)



Second Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



Total area: approx. 324.6 sq. metres (3494.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood







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